



# ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center  
1 School Street, Bethel, Connecticut 06801 \*(203) 794-8578

## ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES

August 10<sup>th</sup>, 2016 – BETHEL MUNICIPAL CENTER

6:00 P.M. – MEETING ROOM D

**COMMISSION MEMBERS PRESENT** : R. Lawlor; J. Streaman; M. Ryan; R. Merritt; F. Pulle; S. Dolan and B. Cavagna, Planning & Zoning Official

R. Lawlor called the meeting to order at 5:59 p.m. and read the agenda into the record.

J. Streaman recused  
F. Pulle seated for J. Streaman  
S. Dolan seated for J. Kelly

### **PUBLIC HEARING:**

16-07 : Brookwood Property, Mark & Linda Anderson, 35 Hickok Avenue, Variance of Sec. 3.3.A.2 To create a dwelling unit in an accessory building.

N. LoBalbo read the Staff Report, dated August 10<sup>th</sup>, 2016, into the record.

M. Anderson, property owner, was present for the application and provided certification of notification of adjoining property owners.

Mr. Anderson requested a variance to permit the conversion of a garage with a 320 s.f. footprint into a third dwelling unit on the property. The property consists of .29 acres and is located in the RR-10 or the two-family zone. There is an existing dwelling on the property containing 2 units that has been improved by recent renovations which has enhanced its general appearance. The applicant stated that there is a hardship caused by the pre-existing, non-conforming location of the accessory structure on the property.

R. Lawlor closed the Public Hearing.

**RECEIVED**

2016 AUG 12 A 9 45

TOWN OF BETHEL  
TOWN CLERK

**WORKSESSION:**

The Board discussed the merits of the application and the hardship as expressed by the applicant.

Motion by M. Ryan, seconded by R. Merritt to approve a variance of Sec. 3.3.A.2 to create a dwelling unit in an accessory building at 35 Hickok Ave., Assessor's Map 30, Block 35, Lot 10 owned by Brookwood Property, Mark & Linda Anderson.

In making their decision the Board stated that a hardship is due to the pre-existing, non-conforming lot size of the property, the age of the lot and building and that, although the building is located just outside the proposed Town of Bethel TOD area, it meets all the requirements of the TOD plan.

Motion approved unanimously.

Jay Streaman was reseated

**MINUTES:**

Motion by J. Streaman, seconded by R. Merritt, to accept the Minutes of the June 21, 2016 meeting. Motion Approved unanimously.

**INVOICES:**

Motion by M. Ryan, seconded by R. Merritt to approve payment in the amount of \$688.66 to the Danbury News Times for legal noticing. Motion Approved unanimously

Motion by J. Streaman, seconded by R. Merritt, to adjourn at 6:35 p.m. Motion Approved unanimously

Respectfully Submitted,

A handwritten signature in cursive script, reading "Nancy R. LoBalbo". The signature is written in dark ink and is positioned above the printed name and title.

Nancy R. LoBalbo  
Recording Secretary